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Building Committee Minutes 12-16-2003

TOWN OF ARLINGTON MINUTES REGULAR MEETING PERMANENT TOWN BUILDING COMMITTEE TUESDAY, DECEMBER 16, 2003

PRESENT: John Cole, Chairmen Robert Juusola
 William Shea, Vice Chairman Suzanne Owayda
 Thomas Caccavaro John Sanchez

ABSENT: Kathleen Donovan Charles Stretton
 Nancy Galkowski

PARTICIPANTS: Robert Addelson, Arlington Public Schools
 Stefan Chaires, DRA
 Robert Lynch, Dallin School

CALL TO ORDER: 7:30 p.m.

PEIRCE SCHOOL UPDATE – S. CHAIRES

- The final building walk-through with Castagna is still pending.
- Some light fixtures have not been installed. Mr. Chaires reported that progress is on-going.
- Warranty items - The architect notified Castagna with regard to the warranty issues to make sure those items are up to date.
- Walkway issue - According to a letter sent to the town by Castagna, the town has options with regard to the walkway issue. In his response to Castagna, the architect noted that the walkway was the contractor's responsibility. Discussions are on-going.
- Punch list - After some discussion, the following motion was made:
 On a **MOTION** by Mr. Shea and seconded by Ms. Owayda, it was VOTED that the **PTBC direct DRA to proceed with a letter to Castagna Construction that would put the contractor on notice to complete outstanding punch list items within a certain period of time in accordance with the contract. If Castagna fails to comply, the PTBC will assume the responsibility to have the work completed. (Before the letter is issued, Mr. Caccavaro will contact Ralph Castagna in an effort to settle the issue.)** VOTE:
 Unanimous
- A demand for direct payment sent to the PTBC from B & T Masonry was forwarded to Town Counsel for a response.
- A dispute has recently developed as to who owns the work with regard to the sealant work around the roof edge.

DALLIN SCHOOL

- While Mr. Chaires will not be available during the holidays (12/22/03-1/12/03), Mr. Beenhouwer will be available. The DRA office will be closed during the week of the New Year's holiday, but messages left at the office will be checked daily. The PTBC will expect to meet with DRA on January 20, 2004.
- Mr. Cole reported on the current status of the Dallin School project.
 - o The contract documents which were 60% complete last spring will be completed.
 - o The bidding process and the award of contract will require the approval of other committees (FinCom, Capital Planning, Infrastructure) before proceeding to Town Meeting. While the PTBC favors moving forward with the project, they cannot make decisions with regard to the funding of the project. A meeting of the Infrastructure Committee in early January may indicate the town's position on the matter. The public will be notified as to the date and time of that meeting.
- Questions and comments from supporters of the Dallin project who were in the audience were received by the committee. In addition, concerns about the safety of the existing building and roof were expressed.

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HARDY SCHOOL NOISE ISSUE

On a **MOTION** by Ms. Owayda and seconded by Mr. Shea, it was VOTED to **enter Executive Session to discuss the Hardy School noise abatement matter and potential legal issues related to that matter. The committee will then come out of Executive Session to reconvene in regular session.** ROLL CALL VOTE:
Unanimous

(Please see Executive Session Minutes on Page 3.)

OTHER BUSINESS**Invoice**

On a **MOTION** by Mr. Shea and seconded by Mr. Juusola, it was VOTED to **approve Conn, Kavanagh, Rosenthal, Peisch & Ford invoice in the amount of \$210.00 for consultation on the Dallin architectural contract.** ROLL CALL VOTE: Unanimous

- **Brackett Roof** – Due to poor weather conditions, the project was canceled in November. It was Mr. Shea's opinion (because there is no antifreeze in the system now) that the work should be rescheduled to the last weekend in June. Mr. Addelson will speak to Maintenance Supervisor, Mark Miano.
- **Next Meeting** – While the next scheduled meeting is January 6th, it is probable that the committee will not meet until January 20th.

ADJOURNMENT

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Marie Carroll